



Town of Arlington, Massachusetts
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Minutes 10/6/2011

Capital Planning Committee
Meeting Minutes
October 6, 2011

In attendance were:

Steve Andrew*
Adam Chapdelaine
Charles Foskett
Steve Gilligan*
Brian Rehrig
Diane Johnson
Ruth Lewis
Anthony Lionetta
Barbara Thornton

* Denotes those not in attendance

- Meeting Opened: Charlie Foskett opened the meeting and welcomed new member, Brian Rehrig, to the CPC. Charlie Foskett gave Brian an overview of the Capital Planning Committee process, its subcommittee structure, and the overall schedule. Brian agreed to join Diane Johnson on the Community Safety Subcommittee. Minutes of the CPC's September 15 meeting were approved.
- Election of Officers: Adam Chapdelaine presided over the election of officers. The CPC voted Charlie Foskett as Chair, Steve Gilligan as Co-Chair and Tony Lionetta as Clerk. The meeting was then turned over to Chair Foskett.
- Facility Maintenance Planning: Barbara Thornton provided the CPC with an update on the proposed Facility Maintenance Plan and the rationale behind it. A key objective is to take maintenance from being a "black box" to a specific function. A prepared press release on the program was reviewed. This press release is intended to be issued by the Town Manager's Office. Barbara also provided a sample plan and a memorandum of an August 21 meeting on the subject.

Diane Johnson and Ruth Lewis will provide reports to Barbara to assist in the developing the next steps to the program. Ruth has a Fixed Asset report, which will provide data on past maintenance expenditures.

At this time, the target is to have the maintenance plan program ready to be voted on at the 2013 Town Meeting.

- Report from John Cole, Permanent Town Building Committee: John Cole provided the following information the Capital Planning Committee in regard to several projects either completed or nearing completion:

1. Fire Stations (Highland renovation and Central envelope repair)

Funding

• Design	\$370,000
• Construction	4,520,000
• Park Circle surplus	\$139,000
	\$5,029,000

Total Project cost (\$4,819,000) estimate 8/11/11

Estimated surplus \$210,000

2. Community Safety Building Phase 1 (deck repair)

Funding

• Design	\$150,000
• Construction	\$1,350,000
• AHA contribution	\$110,000
	\$1,610,000

Final Project cost (1,490,000)

Surplus \$120,000

3. Community Safety Building Phase 2A (envelope investigation)

Funding \$85,000

Final Project cost \$85,000

4. Community Safety Building Phase 2B (envelope repair)

Funding

• Design	\$232,000
• Phase 1 surplus	\$120,000
• Construction	\$2,130,000 TM 2012 request*
	\$2,482,000

Total Project cost \$2,482,000 estimate 9/20/11

*\$700,000 requested prior to TM to avoid winter conditions

5. Stratton School Phase 2

Funding

• Design/Construction \$1,775,000

Total Project cost \$1,950,000 estimate 10/4/11**

Cash flow gap (\$175,000) covered by School Dept.

Projected MSBA reimb. \$700,000 subject to audit

Estimated surplus \$525,000 released upon TM vote

** Added costs: 6 Thompson classrooms, MSBA requirements, latent conditions

- Other Items: The committee also discussed the need to get a ruling from the MSBA/Department of Revenue in regard to how the MSBA Green Repair reimbursement for the Stratton School can be used/appropriated. Further, Adam Chapdelaine discussed the Town's work to replace existing street lights with LED street lights. Charlie Foskett requested that the payback schedule from the last changeover to High Pressure Sodium lights be reviewed.

- Next Meeting: November 3, 2011.

Adjournment